

City of Fort Lauderdale Planning and Zoning Board STAFF REPORT

Case # 5T10

June 16, 2010

Request:

Amend the City of Fort Lauderdale Comprehensive Land Use Map and the Broward County Comprehensive Plan Land Use Map from the existing Park/Open Space land use (LU) designation (existing County Recreation and Open Space LU designation) to the Transportation LU designation.

Applicant	City of Fort Lauderdale		
General Location	E. of NW 15 Avenue, W. of NW 12 Avenue, N. of Commercial Blvd., and S. of the Executive Airport's N. runway; includes property addresses 1350 NW 55 Street and 1401 NW 55 Street.		
Property Size	See Below		
Zoning	P-Parks, Recreation & Open Space		
Future Land Use Designation-Existing	ACREAGE		LAND USE DESIGNATION-EXISTING
	NET	GROSS	CITY COUNTY
	60	63	Park/Open Space Recreation/Open Space
Future Land Use Designation-Proposed	City – Transportation County – Transportation		
Applicable ULDR Sections	Sec. 47-27.10 Comprehensive Plan Amendment		
Notification Requirements	Newspaper Ad 10 days prior to meeting.		
Action Required	Recommend Approval to City Commission		
	Name and Title		Initials
Project Planner	Jim Koeth, Principal Planner		
Approved By	Wayne Jessup, Deputy Planning and Zoning Director		
Authorized By	Greg Brewton, Planning and Zoning Director		

Background:

The Federal Aviation Administration (FAA) permitted the City to develop stadiums (including: Lockhart Stadium, Fort Lauderdale Baseball Stadium and practice fields) on airport property in 1958. However, the FAA has recently notified the City that the land use and zoning designations (which were previously changed) should have remained consistent with the requirements of the deed. The FAA has advised the City of Fort Lauderdale that the existing Park/Open Space land use (LU) designation and zoning designation of the sixty (60) acre stadium(s) and vicinity property (includes Lockhart Stadium, Fort Lauderdale Baseball Stadium, and practice fields) adjacent to the City's Executive Airport are not acceptable due to the property deed restrictions requiring the property be used for "public airport purposes and only public airport purposes." In accordance with the deed restrictions, the FAA must specifically approve any non-aeronautical uses of airport property. Amending the City of Fort Lauderdale Comprehensive Plan's Future Land Use Map from the existing Park/Open Space land use (LU) designation to the Transportation LU designation would allow the existing permitted stadium uses to continue and would meet the requirements of the FAA mandate.

Within the City of Fort Lauderdale Comprehensive Plan, Transportation LU permits the airport use and facilities related to its function. For example, uses such as aircraft operation and maintenance facilities, aircraft sale and display, aviation manufacturing and servicing are permitted. The Transportation LU designation also

"permits parks, recreation and open space uses and 'schools within businesses' in compliance with the noise requirements of FAR Part 150 (Appendix) and with Subsection 333.03 (2) (c.), (2) (d) and (3) of Florida Statutes, when they do not preclude or restrain the aeronautical use of the surrounding area. "Schools within businesses" are designed primarily to serve the needs of airport users and airport employees, aircraft and aircraft operation and maintenance facilities, cargo distribution terminals, transit warehousing and other compatible land uses."

See Exhibit 1 for a subject site map with surrounding future land use map designations and a list of the permitted uses in the Park/Open Space and Transportation Future LU designations. The Transportation

LU designation, as described in the Broward County Land Use Plan, is consistent with our City's Comprehensive Plan.

As per the Comprehensive Plan Future Land Use Element's Policy 1.1.3, the City will continue to maintain a required local level of service standard of 3 acres per 1,000 population of public park, recreation and open spaces. This policy is consistent with Broward County's recreation and open space level of service.

The Development Review Committee (DRC) reviewed this request on April 27, 2010 and no contrary comments were provided. The Aviation Advisory Board (AAB) reviewed this request on April 22, 2010 and recommended (6-0) that the City submit a Comprehensive Plan Land Use Amendment to Broward County and all other relevant agencies to change the subject site's Comprehensive Plan's Future Land Use designation from Park/Open Space to Transportation in order to comport with the surplus property deed restrictions and to allow for public airport uses. The AAB meeting minutes are provided as Exhibit 2. The Parks, Recreation and Beaches Board reviewed this request on April 28, 2010 and recommended (12-0) that the City transmit a Comprehensive Plan Land Use Amendment to Broward County and all other relevant agencies to change the subject site's Comprehensive Plan's Future Land Use designation from Park/Open Space to Transportation. The meeting minutes are provided as Exhibit 3.

Planning & Zoning Board Review Options:

Recommend that the City Commission transmit the amendment, as proposed, to Broward County;
Recommend that the City Commission transmit the amendment, with revisions, to Broward County; or
Recommend against transmittal of the amendment to Broward County.